

SUBJECT TO CONTRACT

Heads of Terms for Lease

Grayfields Recreation Ground Jesmond Road Hartlepool

1. Lessor: Hartlepool Borough Council of Civic Centre Victoria Road Hartlepool TS24 8AY
2. Lessee:
3. Premises: Grayfields Sports Pavilion and Pitches Jesmond Road Hartlepool as shown verged red on the attached plan. Areas shown hatched blue are to be excluded from the lease.
4. Lease Term: 25 years from a date to be agreed
5. Rent: Peppercorn
6. User: The premises to be used for no purpose other than as a sports ground with related player and spectator facilities including car parking, changing rooms and showers, equipment storage, meeting rooms and ancillary purposes.
7. Community Use: Lessee to provide community use of all facilities subject to exclusions to be agreed; hours of availability of pitches to be at least as much as at present; pricing to be retained at the prevailing level until April 2021 (as per schedule below), increases to be limited to RPI each April until April 2025 and thereafter to be determined by the lessee in consultation with the Council both parties acting reasonably.
8. Rights to be Reserved from Lease: The Council will reserve rights way as follows (letters refer to lettered points on the lease plan):
 - a. For the Council and its contractors between F and H, H and I, H and G, B and E with or without vehicles
 - b. For the Council, its contractors and the public Between B and C, C and D, and C and F on foot only. Rights of way will also be reserved in favour of the utility companies operating the electricity substation and gas governor on site.
9. Additional Land: Land to the south of the premises shown hatched pink on the plan is currently used as a permissive path. In the event that the path is closed to the public before or during the term of the lease, the land will be added to the premises.
10. Repair and Maintenance: Lessee to be responsible for all repair and maintenance including pre-existing though not latent defects and to maintain the premises in good repair and condition throughout the term. The lessor will complete resurfacing of the 3G pitch at its own expense and will also remove the skate park equipment (as this is in poor condition).
11. Insurance: Lessee to be responsible for insuring the premises for their full insurance reinstatement value.

12. Assignment and sub-letting: Lessee will not be permitted to assign part only of the premises. Assignment of the whole to another suitable charitable incorporated organisation or community association with adequate financial strength and similar objectives to the Lessee permitted subject to the prior written consent of the Lessor not to be unreasonably withheld or delayed.
13. Charging: The Lessee may not charge part of the premises. Charging of the whole may be permitted subject to the Lessor's prior written consent.
14. Lessee to provide full co-operation with Football Foundation monitoring including provision of information on pitch bookings, availability and use, prices, maintenance activities and other relevant matters including full compliance with Grant conditions until expiry of the grant conditions period (see Grant Terms and Conditions attached).
15. Alterations: Structural alterations and changes of use not to be carried out without the prior written consent of the Lessor not to be unreasonably withheld or delayed.
16. Statutory Consents: Lessee to obtain all necessary statutory consents and licences for any alterations or activities carried out on the Premises.
17. Lessee to be responsible for the Lessor's reasonable legal and surveyor's costs in the grant of the lease.

Pitch Booking Prices 2019/20

Adults (Full Pitch)

- Non-member - £55.00
- Seasonal - £499.00

U16 (Full Pitch)

- Non-member - £27.00
- Seasonal - £244.00

Adult (Full Pitch)

- Non-member - £47.00
- Seasonal - £414.00

U16 (Full Pitch)

- Non member - £22.00
- Seasonal - £207.00
- Adult - £61.90
- U16 - £27.55

All facilities provide changing rooms and showers unless stated otherwise.

Pitches Available Saturday / Sunday 10.00am to 4.00pm – if matches booked

During light nights – one evening per week 5.00pm – 8.00pm